

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
STAFF SUMMARY**

**DATE:** September 13, 2013  
**OWNER:** Everbank, A Federal Savings Bank  
**PETITIONER:** Ardent Companies  
**PROJECT:** Royal Palms  
**REQUEST:** Planned Developments Rezoning  
**CASE NO.:** RZ-13-87

**GENERAL LOCATION:** The property is generally located on the west side of Lake Street, south of the intersection of Dixie Avenue and Lake Street.

**FUTURE LAND USE DESIGNATION:**  
Neighborhood Mixed Use and Conservation

**SURROUNDING FUTURE LAND USE DESIGNATION:**

North -	General Commercial
South -	Lake Harris
East -	Estate and Neighborhood Mixed Use
West -	Lake Harris

**PROPOSED FUTURE LAND USE DESIGNATION:**  
no change requested

**EXISTING ZONING DESIGNATION:** City R-3 (High Density Residential) with a PDO (Planned Development Overlay)

**SURROUNDING ZONING DESIGNATIONS:**

North –	R-3 (High Density Residential)
South -	Lake Harris
East -	R-2 (Medium Density Residential) and PUD (Planned Unit Development)
West -	Lake Harris

**PROPOSED ZONING DESIGNATION:** PUD (Planned Unit Development)

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE:**

North -	Medical Offices
South -	Lake Harris
East -	Single family residences, assisted living and undeveloped
West -	Lake Harris

**PROPOSED LAND USE:** The property is proposed to be used for multi-family and commercial uses.